

Staff Report – Plan Commission

Docket #:	PC2021-008	Hearing Date:	March 8, 2021
Applicant:	City of Greenwood		
Owner:	Multiple		
Staff Contact:	Dale Davis, AICP, Planning Director davisd@greenwood.in.gov (317) 883-8051		

Request:

The City of Greenwood requests approval of a map amendment the Official Zoning Map to replace the classification of Public Amenities (PA) with Open Space (OS).

Location:

All properties zoned PA.

Ordinance References:

Ordinance 20-29; Unified Development Ordinance

Statutory Criteria:

Plan Commission and the legislative body shall pay reasonable regard to:

- A. The comprehensive plan;
- B. Current conditions and the character of current structures and uses in each district;
- C. The most desirable use for which the land in each district is adapted;
- D. The conservation of property values throughout the jurisdiction; and
- E. Responsible development and growth.

Comments and Petitioner's Findings of Fact:

During the adoption of the Unified Development Ordinance, the text was modified to read Open Space instead of Public Amenities. The map was not updated to reflect this change.

The Planning Director has made a determination that the OS standards are to be utilized for the properties identified as PA. This request formalizes this determination.

The Comprehensive Plan

The proposed change will have no impact on the vision of the Comprehensive Plan as it is changing the symbology utilized on the map.

Current conditions and the character of current structures and uses in each district;

The proposed change aligns the map with the zoning ordinance and does not change the application of the code or the uses or structures in the district.

The most desirable use for which the land in each district is adapted;

The proposed change does not change any of the underlying zoning requirements for the subject properties.

The conservation of property values throughout the jurisdiction

The proposed change does not modify any property rights or standards for the subject properties and will have no effect on value.

Responsible development and growth.

The proposed change does not affect development and growth patterns.

Recommendation:

Staff recommends a favorable recommendation of this petition.

Attachments: